

TRANSFER
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QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

008567

KNOW ALL BY THESE PRESENTS, that **R & R ENTERPRISES**, a Maine Partnership, with a place of business in Waterville, Maine ("Grantor"), for consideration paid, GRANTS to **ENCORE BOWLING, INC.**, a Maine corporation with a principal place of business and mailing address at P.O. Box 426, Hallowell, Maine, 04347 ("Grantee"), with **QUITCLAIM COVENANT**, the real estate, together with any buildings or improvements thereon, located in Waterville, County of Kennebec and State of Maine, and being more particularly described in Schedule A attached hereto and made a part hereof.

Meaning and intending to convey and hereby convey a portion of the same premises conveyed to the Grantor herein by deed of Ronald Ouellette and Richard J. Ouellette dated May 15, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3156, Page 16.

The above-described premises are conveyed subject to a certain Agreement by and between the City of Waterville and Ronald Ouellette et al., dated April 7, 1987 and recorded in said Registry of Deeds in Book 3131, Page 82.

IN WITNESS WHEREOF, the said R & R ENTERPRISES has caused this instrument to be signed in its partnership name and behalf, by Richard J. Ouellette, thereunto duly authorized, this 25th day of March, 1999.

WITNESS

Richard J. Ouellette

R & R ENTERPRISES, a Maine Partnership

By: Richard J. Ouellette

Richard J. Ouellette
Its: General Partner

STATE OF MAINE

COUNTY OF Kennebec, ss.March 25 1999

Then personally appeared the above-named Richard J. Ouellette, General Partner of R & R Enterprises, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Partnership.

Before me,

Robert M. Marden

Notary Public/Attorney at Law

Printed name: _____

ROBERT M. MARDEN
Attorney At Law-Notary Public
My Commission Expires November 6, 2002

SCHEDULE A

26-10

A certain piece or parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, being part of land now or formerly owned by the City of Waterville as recorded at the Kennebec County Registry of Deeds, in Book 1790, Page 117 bounded and described more particularly as follows:

Beginning at an iron found at the southwest corner of the easterly portion of the old E. Stanley Lunn Farm, said iron being on the easterly right of way of the West River Road (so-called), and marked as being set by Thomas Wendell, Surveyor #1266; thence N60-35-45W, across the road a distance of 68.70 feet to a 5/8 iron rebar set on the westerly right of way of the West River Road and the northeast corner of a parcel of land now or formerly owned by Crestwood Park Associates as recorded in Book 2392, Page 203, said iron pin being the point of beginning; thence, N60-44-30W, along the south line of the westerly portion of the old E. Stanley Lunn Farm, a distance of 800.00 feet to a 5/8 iron rebar set on the lot line; thence, N29-15-30E, a distance of 400.00 feet to a 5/8 iron rebar set; thence S60-44-30E, a distance of 955.20 feet to a 5/8 iron rebar set on the westerly right of way of the West River Road, the last two courses being across the source parcel; thence, along the right of way and a curve to the left an arc distance of 429.70 feet, the arc having a radius of 2324.75 feet to the point of beginning, the last call having a traverse line of S50-20-00W, and a distance of 429.10 feet.

EXCEPTING from the above-described premises a certain lot or parcel of land situated on the westerly side of the West River Road, so-called, in the City of Waterville, Kennebec County, Maine, bounded and described as follows:

Beginning at a 5/8 iron rebar at a southeasterly corner of the land of the City of Waterville, said rebar is also on the northerly line of the land formerly owned by Crestwood Park Associates and now owned by Winsome Corporation, see Kennebec County Registry of Deeds, Book 4437, Page 39; thence by the following courses and distances:

1. N 29° 15' 30" E along an easterly line of the land owned by the City of Waterville a distance of 400.00 feet to a 5/8 iron rebar at a corner; thence
2. S 60° 44' 30" E along a southerly line of the land owned by said City a distance of 955.20 feet to a 5/8 iron rebar on the westerly right of way line of said road; thence
3. In a general southwesterly direction along the westerly right of way line of said road, following a curve to the left with a radius of 2,324.75 feet and with a central angle of 01° 22' 03", an arc distance of 55.48 feet to a point on said right of way line; thence
4. N 60° 44' 30" W along the northerly line of land retained by the grantor herein a distance of 571.15 feet to a point; thence
5. S 29° 15' 30" W along the westerly line of land retained by the grantor herein a distance of 350.00 feet to a point on the northerly line of the land owned by Winsome Corporation, heretofore referenced; thence
6. N 60° 44' 30" W along the northerly line of the land owned by said corporation a distance of 360.00 feet to the rebar at the point of beginning.

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 ATTEST: *James R. Mann*
 REGISTER OF DEEDS